THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21845-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $7,100.00. Tony L. Graves Affiant Subscribed and sworn to before me, 29th day of September, 2003. J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Tony L. Graves 2907 Clifton Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner 2909 Clifton Avenue Nashville, TN 37209	**Tax Information:** Map No.092-05-0 Parcel No. 324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Area Habitat for Humanity, Inc.** *, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony L. Graves** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *a Tennessee Corporation

This is Unimproved property located at **2907 Clifton Avenue, Nashville, TN, 37209**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2003.

Nashville Area Habitat for Humanity, Inc.

By: _____
JOHN K. FOLGER, PRESIDENT

Davidson County DEEDWARR
Recvd: 10/07/03 15:56 2pgs
Fees:13.00 Taxes:26.27
20031007-0148754

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John K. Folger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of **Nashville Area Habitat for Humanity**, Inc. and that he is authorized by **Nashville Area Habitat for Humanity, Inc.**, to execute this instrument on its behalf by himself as such President.

Witness my hand, at office, this 29th day of September, 2003.

_____
Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Being the western one half of Lot #3 in A. W. Wills Subdivision of part of the Barrow property plan of which Subdivision is of record in Plat Book 161, page 107, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of the Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc. by quitclaim deed dated February 11, 1993 from Bradley Whitfield, unmarried of record in Book 8867, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in Plat Book 161, page 107, Register's Office for Davidson County, Tennessee.